

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 4, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Andre Maue, Dave Schmitz and Robert Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Pamela Howard, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, Attorney.

Appointment of Dave Schmitz to the Board of Zoning Appeals (BZA).

Motion: Randell Graham; Second: Andre Maue; Vote: Approved 7-0.

Approval of Minutes: April 20, 2015, APC Meeting Minutes

Motion: To approve the April 20, 2015, minutes.

Motion: Smith; Second: Hoover; Vote: Approved 7-0.

Pohlman reviewed the meeting rules and procedures.

Case No. 1505-ZC-01

Description: Windsor Estates (formerly Tomlinson Trace) Commitments
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes, LLC requests a modification to the written commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 06-19.

Case No. 1504-ODP-09 & 1504-SPP-08

Description: Windsor Estates
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes by HWC Engineering requests review and approval of Overall Development Plan, Primary Plat and associated plat waivers for 26 single-family lots on approximately 24.5 acres +/-, located in the SF2 District.

Pohlman presented an overview of the commitment modification and highlighted changes to the primary plat and overall development plan since the public hearing. Pohlman noted the primary plat and overall development plan comply with the applicable ordinances and commitments, subject to approval of the requested subdivision control waivers and commitment modification.

Motion: To approve Petition 1505-ZC-01 with the condition that the commitment modification instrument be recorded prior to the approval of the secondary plat for the property and that the recorded commitment modification be cross-referenced on the recorded secondary plat.

Motion: Smith: Second: Horkay: Vote: 7-0.

Motion to approve the requested Subdivision Control Waivers for Petition 1504-ODP-09 & 1504-SPP-08 to: (i) increase the maximum length of a block in a single-family residential Subdivision from 1,250 feet to 1,285 feet (as measured from the centerline of Tomlinson Road to the center of the cul-de-sac) (Article 8.1 Block Standards); and (ii) increase the maximum cul-de-sac length from 600 feet, measured along the centerline from the intersection at origin to the center of the circle, to 1,285 feet (as measured from the centerline of Tomlinson Road to the center of the cul-de-sac); with the following findings:

1. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standard will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Motion: Schmitz: Second: Smith: Vote: 7-0 to approve.

Motion: To approve Petition 1504-ODP-09 & 1504-SPP-08 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Smith: Second: Maue: Vote: 7-0.

Case No. 1504-ODP-07 & 1504-SPP-06

Description: Andover North, Section 5-7

Northwest corner of 186th Street and Moontown Road

Site Solutions Group, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 80 single-family lots on approximately 37.42 acres +/-, located in the Andover North PUD.

Howard presented an overview of the highlighted changes to the primary plat and overall development plan since the public hearing. Howard noted the primary plat and overall development plan comply with the applicable ordinances

Marybeth Snead, 18702 Moontown Road, expressed concerns regarding a proposed sewer easement and how drainage was being handled along Moontown Road.

Chris White, petitioner, responded that the referenced easement is to provide access to a storm sewer that will extend west from Moontown Road to the pond within the common area and that there will be some drainage from Moontown Road that will be routed back to the pond.

Motion: To approve Petition 1504-ODP-07 & 1504-SPP-06 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue: Second: Horkay: Vote: 7-0 to approve with staff's recommended condition.

Case No. 1503-PUD-03 [PUBLIC HEARING]

Description: Grand Park Fieldhouse PUD

North side of 186th Street, west of Grand Park Boulevard

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP requests a change in zoning of approximately 8 acres from the AG-SF1 District to the Grand Park Fieldhouse PUD District.

Case No. 1503-DDP-04 [PUBLIC HEARING]

Description: Grand Park Fieldhouse

Portion of Lot 3 in the Grand Park Subdivision

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP and American Structurepoint, Inc. requests Detailed Development Plan review for a new indoor athletic facility located on approximately 8 acres in the Grand Park Fieldhouse PUD District.

Pohlman presented the project overviews for both 1503-PUD-03 and 1503-DDP-04, as summarized in the staff reports. Pohlman noted that both items were before the Plan Commission for their consideration and a public hearing due to the proposed changes to the building that occurred following the Plan Commission's approval and favorable recommendations of 1503-PUD-03 and 1503-DDP-04, respectively, but prior to the Council's adoption consideration of 1503-PUD-03.

Joseph Scimia, Faegre Baker Daniels, LLP, on behalf of the petition, gave presentation highlighting the revisions to the architecture and phasing since the Plan Commission last took action on the petitions.

Public Hearing for 1503-PUD-03 and 1503-DDP-04 opened at 7:35 p.m.

Cindy Spoljaric, 1613 Chancellors Ridge Way, presented her concerns with how the proposed building compares to the City's standards.

Robert Stokes, 14917 River Dale Drive, commented that the north elevation was plain and expressed that he believed there should be a break in roofline and more detail and color.

Public Hearing for 1503-PUD-03 and 1503-DDP-04 closed at 7:39 p.m.

Smith asked why the design concerns with water and roof runoff and the additional windows and the heating and cooling were not taken into account earlier and whether there were any similar concerns that may arise with this proposed design.

Hoover asked what panel changes could be made such as texture, color and size, and suggested that the vertical elements should be alternated.

Scimia responded to the public comment by assuring that they did not just rush into these decisions to change the design concept, but that the changes were warranted to maintain the viability of the project due to cost. Scimia noted the proposed design still exceeds the design of comparable buildings with similar uses in the region. He further highlighted the details of the breaks in the recessed panels, and the proposed language to require texture and color be added to the panels in a manner acceptable to the standards of Grand Park and the City.

Motion: To forward Petition 1503-PUD-03 to the Council with a favorable recommendation, subject to the following language being incorporated into the PUD Ordinance:

1. If the approximately 7,000 square feet of space identified as “Tenant Space Future Phase” is not developed within twenty (24) months after an Improvement Location Permit is issued for the primary facility, then the owner shall incorporate additional architectural features and/or improvements to the south entrance to the primary facility to enhance the entrance in a manner approved by the Director.
2. Owner shall incorporate texture to the finish of the precast concrete panels of the primary facility in a manner and pattern approved by the Director.

Motion: Smith: Second: Horkay: Vote: 7-0.

Motion: To approve Petition 1503-DDP-04 with the following conditions:

1. Shall be contingent upon the approval of 1503-PUD-03 (PUD Ordinance); and
2. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor’s Office, Citizens Westfield and any other applicable utility agency prior to the issuance of an improvement location permit.

Motion: Smith: Second: Schmitz: Vote: 7-0.

Case No.: 1505-DDP-07 [PUBLIC HEARING]

Description: Urban Farmer

140 East 161st Street

Noah Herron by Terra Site Development, Inc. requests Detailed Development Plan review of the remodeling and site improvements to accommodate an Agritourism commercial business on approximately 2.96 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

Pohlman presented an overview of the petition and noted the Department is continuing to work with the petitioner regarding the outstanding items from the Technical Advisory Committee review, and that the petitioner is continuing to work with the Public Works Department regarding existing drainage issues on the north end of the property.

Noah Herron, petitioner, introduced himself and gave a brief presentation.

Graham inquired what a trial garden is.

Herron responded that the trial gardens are for testing hybrid seeds and cross pollination with vegetables and flowers, which takes some time to see what evolves from this process.

Hoover asked what will be done with the marsh area on the north end of the property next to Countryside.

Herron responded he plans to reclaim the marsh area and make it back into a pond to help with drainage.

Pohlman further responded that the Public Works Department is working with the petitioner, the Countryside HOA and adjacent property owners to address the drainage concerns, which included the petitioner accommodating a drainage easement on their property to complement the existing drainage easement in Countryside and allow for a swale to be reconstructed.

Public Hearing opened at 8:03 p.m.

No public comments.

Public Hearing closed at 8:04 p.m.

No action is required at this time.

Case No.: **1505-ODP-12 & 1505-SPP-11 [PUBLIC HEARING]**

Description: William Trace
SW corner of 186th Street and Casey Road
GT Property Development, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat review of 88 single-family lots on approximately 40.26 acres +/- in the Springmill Trails PUD District.

Pohlman presented an overview of the petition and noted the Department is continuing to work with the petitioner regarding the outstanding items from the Technical Advisory Committee review.

Mark Gradison, petitioner, introduced himself and gave a brief presentation, noting they are continuing to work to address the staff's comments.

Public Hearing opened at 8:07 p.m.

No public comments.

Public Hearing closed at 8:08 p.m.

Hoover asked about connectivity to the neighborhood to the south.

Pohlman responded that they are providing a connection to an existing street into Water's Edge at the southeast corner, and then the Department is working with the petitioner regarding the proposed cul-de-sac at the southwest corner of the development to ensure connectivity to the adjacent property.

No action is required at this time.

Case No.: **1505-PUD-07 [PUBLIC HEARING]**

Description: Lantern Park PUD

NE corner of 161st Street and Union Street, just east of Cool Creek

Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Howard presented an overview of the petition.

Russell Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, on behalf of the petitioner, gave a presentation of proposed PUD Ordinance standards and development highlights.

Public Hearing opened at 8:25 p.m.

Ron Thomas, 7 Cool Creek Circle, on behalf of the Cool Creek Circle Homeowners' Association, summarized the neighborhood's concerns that were submitted to the Department in writing and generally included concerns regarding impact on 161st Street, amenities, density, buffering, and perimeter architecture.

Karen Fehr, 4 Cool Creek Circle, inquired if there will be street lights to this entrance and how bright will they be, and she also expressed a concern about runoff on 161st Street after a heavy rain.

Robert Stokes, 14917 River Dale Drive, presented that he believes this project is misplaced and that 161st is not big enough to handle the additional traffic. He noted the back of the houses will still be visible from Union Street and that mounding and landscaping is not the answer for poor rear architecture.

Public Hearing closed at 8:35 p.m.

Brown responded to the public comments noting that lot size is only one consideration for zoning classification and that product type, square footage, and elevations are also considered. He noted the project density is 2.4 units per acre removing the floodplain acreage from the calculation. He

commented that covenants have not been developed yet is typically done as part of the secondary plat. He explained that lighting will comply with the Unified Development Ordinance and that trees along 161st Street will be both a buffer and coverage for the rear of the homes.

Hoover asked about further right-of-way and expansion of 161st Street and future plans of a round-about at 161st Street & Union Street.

Howard noted she will confirm with the Public Works Department.

No action is required at this time.

Case No: 1505-DDP-08 [PUBLIC HEARING]

Description: Cambria Hotels & Suites

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests amendments to the Grand Park Village PUD Ordinance and Detailed Development Plan review for a 153-room hotel on approximately 3.91 acres +/- on Lot 6 in the Grand Park Village – Lake Village Subdivision in the Grand Park Village PUD District.

Case No. 1505-ODP-13 & 1505-SPP-12 [PUBLIC HEARING]

Description: Grand Park Village – Lake Village Subdivision

SE corner of 186th Street and Grand Park Boulevard

D&W Farms, Inc. by Weihe Engineers requests review of an amendment to the Overall Development Plan and Primary Plat of approximately 18.89 acres+/- in the Grand Park Village PUD District.

Case No. 1505-PUD-08 [PUBLIC HEARING]

Description: Grand Park Village PUD Amendment

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests an amendment to the Grand Park Village PUD Ordinance.

Day recused himself from discussion and action of this agenda item.

Pohlman presented an overview of Petitions 1505-DDP-08, 1505-ODP-13 & 1505-SPP-12 and 1505-PUD-08, as summarized in the corresponding staff reports.

Steve Henke, on behalf of Henke Development and D&W Farms, Inc., gave a brief presentation highlighting the vision of Grand Park Village and how Cambria fits within that vision.

Stuart Friedman, Sterling Development Consultants, on behalf of Cambria, gave a presentation highlighting Cambria Hotels & Suites and the proposed architecture and site design.

Hoover asked if the south and west elevations could be revised to be more like the colors and roofline of the east and north elevations.

Maue asked if this is the first site for this concept.

Friedman responded that this specific concept is new for Cambria and has not been built yet; however, there are several sites pending approval like this site with the same concept that may come out of the ground around the same time.

Public Hearing opened at 8:59 p.m.

Cindy Spoljaric, 1613 Chancellors Ridge Way, expressed a concerned about the theme of the Grand Park Village and the proposed building.

Public Hearing closed at 9:01 p.m.

No action is required at this time.

Case No. 1504-PUD-06 [CONTINUED]

Description: Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Schmitz.

ECD STAFF

Pohlman introduced new Associate Planner Amanda Rubadue.

ADJOURNMENT (9:03 pm)

Motion: Smith: Second: Hoover: Vote: 7-0.

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton